

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
Room 201A - 2nd Floor, City Hall
Chicago, Illinois 60602
AUGUST 19, 2010
1:00 P.M.
MINUTES**

A. The Chairman called the meeting to order at 1:10 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with ten (10) members present. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on August 19, 2010.

III The Minutes of the July 15, 2010 Hearing were approved unanimously.

C. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT:

THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1 THROUGH 3 WERE APPROVED BY A 10-0 OMNIBUS VOTE.

Negotiated Sales

1. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 5801 N. Pulaski Road, Building F and is located in the 39th Ward. (10-033-21)
2. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 849-53 East 40th Street and is located in the 4th Ward. (10-034-21)

Acquisitions and Dispositions

3. A resolution recommending the approval of the disposition of land from the City of Chicago Department of Community Development owned land to Jennifer Faus and Peter Fontaine. The land is commonly known as 2100 west Eastwood Avenue and is located in the 47th Ward. (10-032-21)

D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A Proposed Business Planned Development and Zoning Map Amendment in the Pilsen Industrial Corridor submitted by the CORU 465, LLC for the property generally located at 463-485 West Cermak Road and 2200-2230 South Grove Street. The applicant proposes to construct approximately 78,150 square feet of commercial retail space, a hotel with 200 hotel keys, and restaurant and ballroom space. The applicant proposes to rezone the property from Planned Manufacturing District No. 11 to C3-3 Commercial, Manufacturing and Employment District prior to establishing the Business Planned Development. (25th Ward) **PD was approved 10-0, yeas – Commissioners Holleb, Migala, Nelson, Pacher, Raguso, Mitchell, Scudiero, Stone, Ware, and Searl**
Map Amendment was approved 10-0, yeas – Commissioners Holleb, Migala, Nelson, Pacher, Raguso, Mitchell, Scudiero, Stone, Ware, and Searl
2. A proposed Zoning Map Amendment within the Pilsen Industrial Corridor submitted by Phil Mumford for the property generally located at 600 West Cermak Road. The applicant proposes to rezone the property from M2-3 Light Industry District to C3-1 Commercial, Manufacturing and Employment District to allow for additional permitted uses within an existing building. (25th Ward)
Approved 10-0, yeas – Commissioners Holleb, Migala, Nelson, Pacher, Raguso, Mitchell, Scudiero, Stone, Ware, and Searl
3. A proposed Institutional Planned Development submitted by Chicago Charter School Foundation for the property generally located at 1243-1257, 1248-1258 and 1301-1355 West 95th Street. The applicant proposes to construct a gymnasium, an athletic practice field, 20 accessory off-street parking spaces in a new parking lot and to reconfigure the existing school parking lot to include an additional 48 accessory off-street parking spaces. The applicant is proposing to rezone the property from RS-3 Residential Single-Unit (Detached House) District and B3-1 Community Shopping District to RS-3 Residential Single-Unit (Detached House) District prior to establishing the Institutional Planned Development. (21st Ward)
Approved 11-0, yeas – Commissioners Holleb, Migala, Nelson, Pacher, Raguso, Mitchell, Scudiero, Stone, Peterson, Ware, and Searl
4. A proposed Residential Business Planned Development submitted by 1525 HP, LLC, for the property generally located at 5101-5127 South Harper Avenue, 1501-1529 East Hyde Park Boulevard and 5100-5142 South Lake Park Avenue. The applicant proposes to construct a mixed-use development with approximately 179 residential units, approximately 99,200 square feet of commercial retail space, and approximately 400 accessory off-street parking spaces. The applicant proposes to rezone the property from B3-2 Community Shopping District to B3-5 Community Shopping District prior to establishing the Residential Business Planned Development. (4th Ward)
Approved 10-0, yeas – Commissioners Holleb, Migala, Nelson, Pacher, Mitchell, Scudiero, Stone, Peterson, Ware, and Searl

5. A proposed amendment to Institutional Planned Development No. 1157 and a Lake Michigan and Chicago Lakefront Protection Application No. 591 submitted by the Chicago Park District for the property generally located at 3155 South Lake Shore Drive. The applicant is proposing to amend the previously approved planned development to incorporate phased drawings for the proposed marina, 335 accessory parking spaces and two acres of open space. (4th Ward) **PD Amendment was approved 10-0 with Commissioner Mitchell recusing himself, yeas – Commissioners Holleb, Migala, Nelson, Pacher, Raguso, Scudiero, Stone, Perterson, Ware, and Searl**
Lakefront #591 was approved 10-0 with Commissioner Mitchell recusing himself, yeas – Commissioners Holleb, Migala, Nelson, Pacher, Raguso, Scudiero, Stone, Perterson, Ware, and Searl
- E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:
 1. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 5567, 5607, 5613, and 5659 S. LaSalle Street and is located in the 3rd Ward. (10-035-21) **Deferred by omnibus vote 10-0**

Adjournment: